



Gunton Road, E5

£1,300,000

A Victorian terraced home in the heart of Clapton with private mature garden, basement and potential to extend. The property retains many of its original period features; fireplaces, wooden floors, cornicing and sash windows. It is being sold chain free.

The property is within the catchment area of many Ofsted outstanding primary & secondary schools and is only 500ft away from Clapton Overground Station giving you excellent transport links to the City and the rest of London. Millfields Park, the River Lea and Walthamstow Marshes providing many opportunities for outdoor recreation. The many cafés, shops and restaurants of Chatsworth Road and Upper Clapton Road are nearby.

Features

- Four Double Bedrooms
- Victorian Terrace
- Four Floors
- Original Period Features
- Private Garden
- Basement
- Millfields Park



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The wider than average hallway has the original Victorian tiled floor leading you upstairs to the bedrooms or downstairs to the dining room, kitchen and large garden.

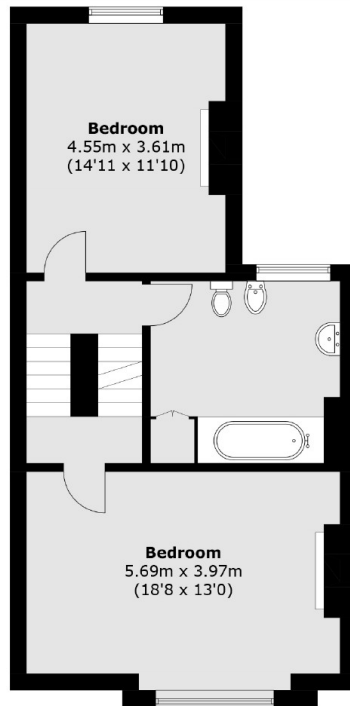
To the front of the home is a reception room with large bay window and marble fireplace. To the rear is a fitted kitchen with access to the basement and garden. The second reception room/dining room has french doors leading to the mature garden.

The first floor consists of three double bedrooms and large family bathroom with bathtub. On the top floor is another double bedroom and built in storage. There are 10ft high ceilings throughout the property.

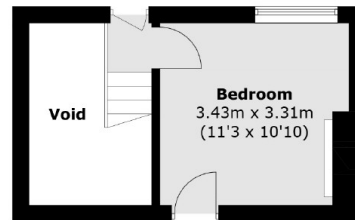
The basement is currently set up as a self contained studio with its own entrance. There is potential to do a side return and extend into the loft, subject to planning.



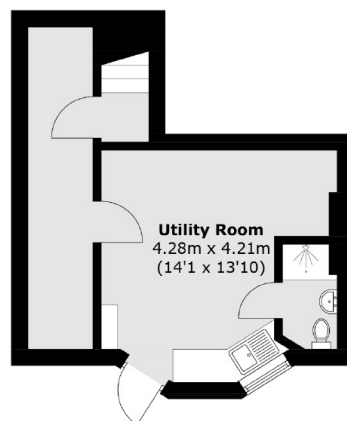
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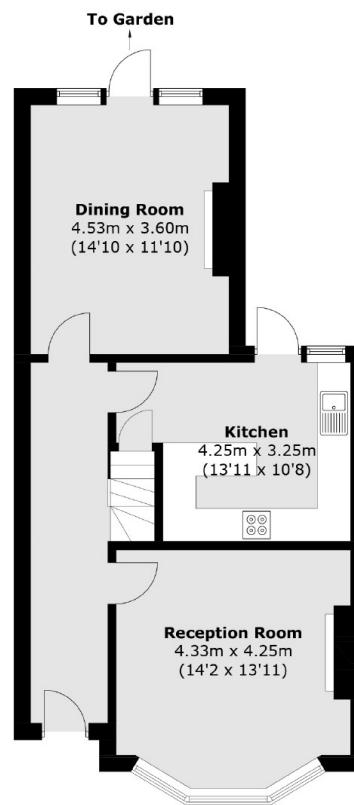
First Floor



Second Floor



Lower Ground Floor



Ground Floor

Total area (approx.): 157.1 sq. m (1,690.9 sq. ft)
(Excluding Void)